Seymours











17 Capstans Wharf
St Johns, Woking, Surrey, GU21 8PU
£215,000

Arrange a viewing: 01483 798969

Property details

- 1 bedroom
- 1 bath
- EPC Rating C
- 413 sq. ft
- Woking 1.7 miles
- Ground Floor Apartment
- Double Bedroom with Built in Wardrobes
- Lounge/Dining Room
- Long Lease in Excess of 960 Years
- Communal Garden Area
- Within Easy Reach of Woking Town Centre
- Walking Distance of St Johns Village
- Ample Communal Parking
- Building Accessed via Security System



Located in a peaceful cul-de-sac adjacent to the picturesque Basingstoke Canal, this beautifully maintained ground floor maisonette offers both tranquility and convenience. Just a short walk from St John's village, residents can enjoy a range of shops, eateries, and excellent bus links to Woking Town Centre.

The building is accessed via a security system where you are greeted by a welcoming communal area. The property itself is equally well presented having been beautifully maintained by the current owner.

There is one bedroom that is a well proportioned double, which benefits from modern and spacious built in wardrobes. Further accommodation includes a well appointed kitchen fitted with a range of base and eye level units, an electric hob and integrated oven.
The bathroom has been fitted with a three piece suite including a circular wash basin with cupboard under providing useful storage space. In addition, there is a bath with shower attachment and w/c. Completing the accommodation is a light and airy front aspect lounge/dining room that provides the ideal space to relax or entertain, there is also the useful addition of two sizeable built in storage cupboards.

Outside there is ample parking for all flats as well as a communal garden area that provides space to sit and relax. All in all a fantastic prospect, viewings are advised.

Lease & Charges
- Lease Length: 965 years
- Service Charge: £1,588.00 pa
- Ground Rent: £0.00

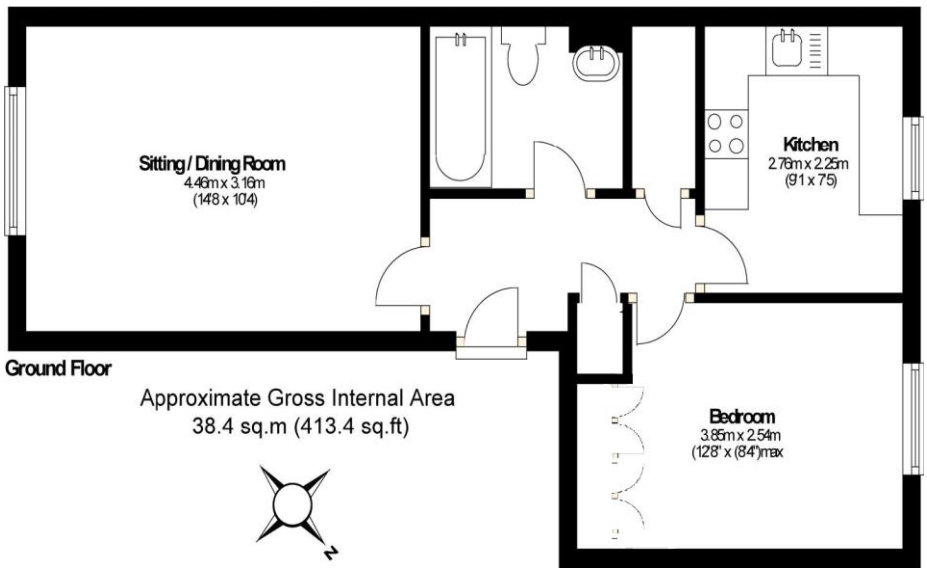
Location
St Johns village has a bustling high street providing a good range of day to day shops as well as enjoying the delights of the Basingstoke Canal with its pretty tow paths. Woking is approximately one mile away which has excellent shopping facilities as well as one of the best services to Waterloo station anywhere in the area. The village has access to several good primary schools as well as Winston Churchill secondary school.
Note: A Japanese Knotweed management plan is in place

Schooling Facilities
Primary
St John's Primary School
St Hugh of Lincoln Catholic Primary School
Beaufort Community Primary School

Secondary
The Winston Churchill School
Woking High School

Transport Links
Woking 1.7 miles
Brookwood 1.81 miles
Worplesdon 1.89 miles

Council tax band: Tax band C
Local authority: Woking Borough Council
Tenure: Leasehold



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